



CITY OF FORT LAUDERDALE

**BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS
JULY 14, 2021 – 6:00 P.M.**

Board Members	Attendance	Cumulative Attendance 6/2021 through 5/2022	
		Present	Absent
Howard Nelson, Chair	P	2	0
Patrick McTigue, Vice Chair	P	2	0
Howard Elfman	P	2	0
Eugenia Ellis	P	2	0
Chadwick Maxey	P	1	1
Blaise McGinley	P	2	0
Douglas Reynolds	A	1	1

Alternates

Michael Lambrechts	P	2	0
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Staff

D' Wayne Spence, Assistant City Attorney
Chakila Crawford, Senior Administrative Assistant
Mohammed Malik, Zoning Administrator
Brigitte Chiappetta, Recording Secretary, Prototype Inc.

Communication to the City Commission

None

Purpose: Section 47-33.1.

The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

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	<u>Case Number</u>	<u>Owner/Agent</u>	<u>District</u>	<u>Page</u>
1.	PLN-BOA-21060001	Holman Automotive Inc./ Deena Gray, Esq.	4	<u>2</u>
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I. Call to Order

The meeting was called to order at 6:00 p.m. Roll was called and a quorum determined to be present.

II. Approval of Minutes – June 9, 2021

Motion made by Mr. McTigue, seconded by Ms. Ellis, to approve the Board's June 9, 2021 minutes. In a voice vote, motion passed unanimously.

III. Public Sign-In / Swearing-In

All individuals wishing to speak on the matters listed on tonight's agenda were sworn in.

During each item, Board members disclosed communications they had and site visits made.

IV. Agenda Items

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CASE: PLN-BOA-21060001

OWNER: HOLMAN AUTOMOTIVE INC.

AGENT: DEENA GRAY, ESQ. FOR GREENSPOON MARDER LLP

ADDRESS: 1441 SOUTH FEDERAL HIGHWAY, FORT LAUDERDALE,
FL 33316

**LEGAL
DESCRIPTION:** CROISSANT PARK 4-28 B LOTS 4 THRU 12,15 E
18'&LOTS 16 THRU 21 BLK 51-L, & LOTS 22 THRU 32 OF
CROISSANT PARK RESUB IN BLK 51-L 10-50B &
TOGETHER WITH 15' VACATED ALLEY LYING WITHIN
SAID LOTS PER ORD C-82-29 OR 10277/786

**ZONING
DISTRICT:** B-1

**COMMISSION
DISTRICT:** 4

REQUESTING: Sec. 47-22.4.A.1 - Maximum number of signs at one
location and special requirements in zoning districts.

Whereas the ULDR states: *Single business buildings*. The total number of signs on any one (1) lot or plot shall not exceed four (4). The applicant is requesting a variance to increase the total number of signs on this development lot

from four (4) to six (6) signs, by adding a ground sign and a free standing sign, a total increase of two (2) signs.

Deena Gray, agent, gave a Power Point presentation, a copy of which is attached to these minutes for the public record. She noted that the total sign area would be less than the allowed maximum.

Mr. Malik informed Mr. Elfman that usually, a variance transferred with the land. Ms. Gray stated these were two completely separate businesses, one for BMW and one for Mini.

Chair Nelson opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Nelson closed the public hearing and brought the discussion back to the Board.

Mr. Maxey wondered if the sign code should be revisited for businesses affected by the pandemic.

Motion made by Mr. McGinley, seconded by Mr. Elfman:

To approve the variance for BOA Case # **PLN-BOA-21060001** because it meets the criteria for a variance.

In a roll call vote, motion passed 7-0.

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CASE:	PLN-BOA-21060002
OWNER:	RIVERBEND STORAGE PROPERTY LLC
AGENT:	ANDREW J. SCHEIN ESQ. / LOCHRIE & CHAKAS, P.A.
ADDRESS:	2401 WEST BROWARD BOULEVARD RIVERBEND CORPORATE PARK 175-95 B PORTION OF PARCEL A DESC AS:COMM AT S MOST SE COR PAR A,W 134.16, NW 50.98, W 319.86 TO POB, W 84.44, SW 23.56, W 22.69 TO P/C, SWLY 35.65 TO P/R/C, SWLY 14.01, N 248.46, W 100.06, N 120, E 286.30, S 205 TO LEGAL DESCRIPTION: P/C,SWLY 19.20, S 132.88 TO POB, LESS POR DESC IN INSTR # 116549084 AKA:PARCEL A4, LESS FDOT PARCEL NO 171.1 PER SECT 86006-2501
ZONING DISTRICT:	B-3
COMMISSION DISTRICT:	3

REQUESTING: Sec. 47-19.2.Z.1 - Accessory buildings, structures and equipment, general and Sec. 47-25.3.A.3.b.iii - Neighborhood compatibility requirements.

Requesting a variance to allow the existing permitted parapet and screening, which ranges in height from 56' – 6" to 63', to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment screening be at least six (6) inches high above the top-most surface of the roof mounted structure, for a total variance of a maximum range of 2' – 2.75."

Andrew Schein, agent, described the variance request. He noted that both the DRC and Planning and Zoning Board had approved the project in 2017, finding it met the requirements of the ULDR. The building permit was issued in 2019 and construction was completed in December 2020. At the zoning inspection, the inspector stated the plans and construction of the rooftop screening did not match and another inspector noted that the mechanical equipment was not fully screened. They had subsequently submitted a site plan amendment to add to the mechanical equipment screen and this was approved on March 25, 2021. At another inspection, the inspector commented that the equipment must be screened in accordance with the aforementioned sections. Mr. Schein reviewed elevations of the building and noted that no equipment was visible.

Chair Nelson opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Nelson closed the public hearing and brought the discussion back to the Board.

Mr. Malik said the law now indicated that screening must be six inches higher than the equipment.

Motion made by Mr. Maxey, seconded by Mr. McTigue

To approve the variance for BOA Case # **PLN-BOA-21060002** because it meets the criteria for a variance.

In a roll call vote, motion passed 7-0.

Communication to the City Commission

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None

Report and for the Good of the City

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Chair Nelson asked about the fence code. Mr. Spence said a draft should be presented to the Planning and Zoning Board in August. Ms. Ellis said the Board of Adjustment would like to see the draft before it went to the Planning and Zoning Board and Mr. Spence agreed to inform staff.

Other Items and Board Discussion

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None

There being no further business to come before the Board, the meeting adjourned at 6:32 p.m.

Chair:



Attest:



ProtoType Inc.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.